



FOR LEASE

West Frisco Retail

1,435 SF | MEPs Installed

FLYER | 14111 KING ROAD | SUITE 1600 | FRISCO, TX

Exclusively Listed by

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Property Description



Kings Plaza | 50,000 SF Mixed Use Center

Modern Mixed-Use Retail Center

Kings Plaza is a contemporary mixed-use development consisting of approximately 50,000 square feet across multiple buildings. The center offers abundant parking, attractive architecture, monument signage opportunities, and excellent frontage along King Road. Existing tenants include restaurants, medical providers, wellness businesses, fitness users, beauty concepts, and professional offices, creating a synergistic environment that drives repeat traffic and cross-shopping. The center's flexible design accommodates retail, office, medical, and service-oriented businesses while maintaining a professional image that appeals to customers and clients alike.

Ideal Uses and Business Opportunity

Suite 1600 is exceptionally well suited for boutique retail, medical and wellness concepts, salons, spas, chiropractic offices, insurance agencies, financial services, coffee shops, specialty food users, tutoring centers, fitness studios, and professional office users. Businesses seeking a premium Frisco address without the cost and time associated with a full shell build-out will appreciate the value this opportunity provides. With strong surrounding demographics, continued growth, and a location positioned at the intersection of Frisco, Little Elm, and The Colony, this space offers tenants the ability to establish and grow their business in one of the most dynamic markets in North Texas.

Location & Highlights



Location Information

Building Name:	1,435 SF Retail Space White Box West Frisco Near FM 423 & Main
Street Address	14111 King Road
City, State, ZIP	Frisco, TX 75036
County:	Denton
Market:	Dallas Fort Worth
Sub-market:	West Friso
Cross Streets:	FM 423 and King Road

Location Overview

Prime West Frisco Location

Located just west of FM 423 and Main Street, Kings Plaza sits in one of the fastest-growing trade areas in North Texas. Surrounded by thousands of rooftops throughout Frisco, Little Elm, and The Colony, the property benefits from strong demographics, high household incomes, and continued residential and commercial development. Major retailers, restaurants, healthcare providers, and entertainment venues are located nearby, with convenient access to Dallas North Tollway, PGA Frisco, H-E-B, Market Street, and numerous master-planned communities. The area continues to experience strong population growth, making it an exceptional location for businesses seeking long-term visibility and customer growth.

Property Highlights

- +/- 1,435 SF Available
- Inline Space
- Busy Corner
- Installed MEP systems.
- Finished ADA restroom
- Monument and Building Signage Available
- Abundant Surface Parking
- Retail/Office/Medical Uses Permitted
- Located Near FM 423 and Main Street
- Minutes from Dallas North Tollway
- High-Growth Frisco-Little Elm Trade Area
- Strong Household Incomes and Dense Residential Population
- Excellent Opportunity for Owner-Operators and Growing Businesses

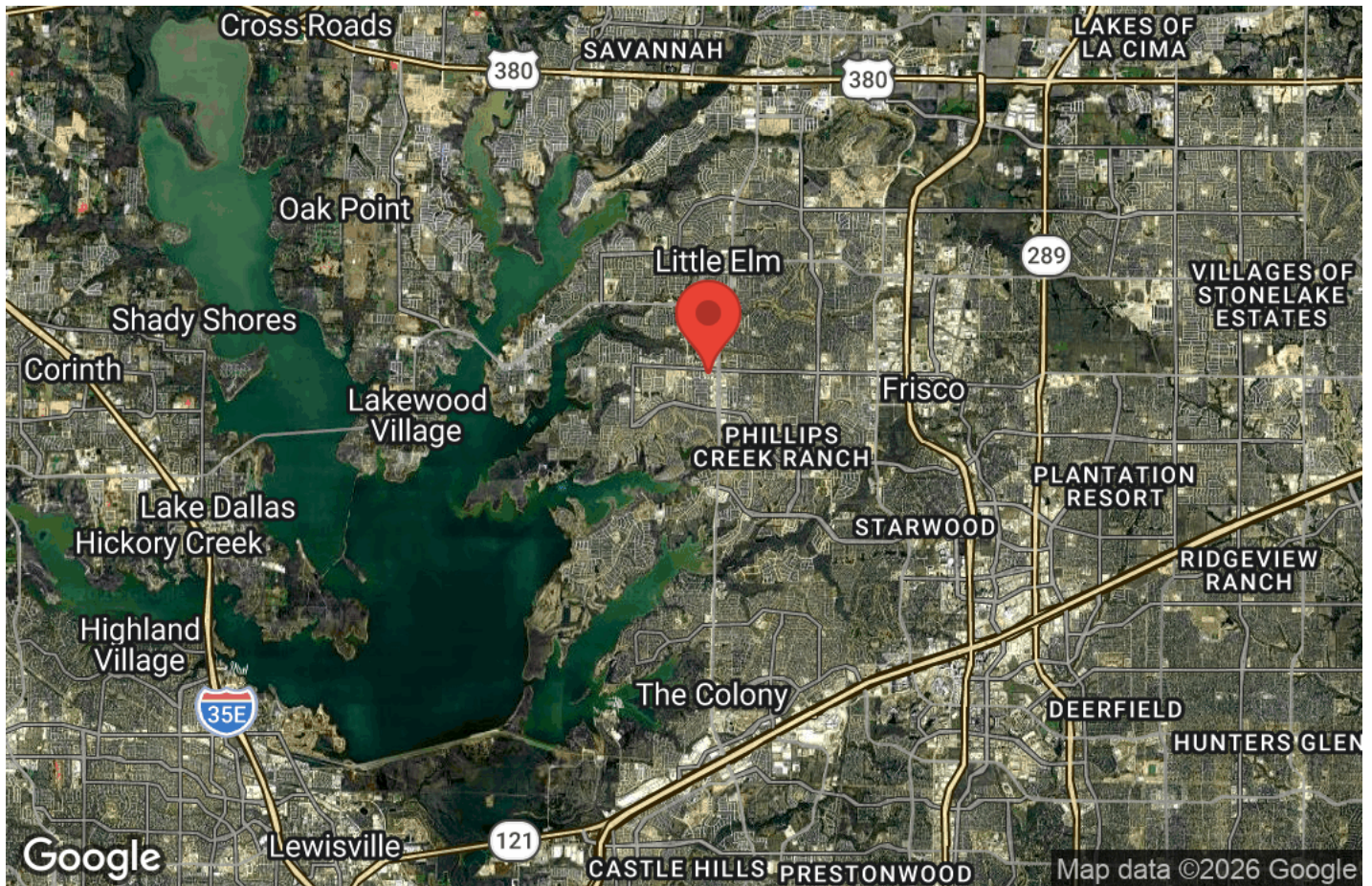
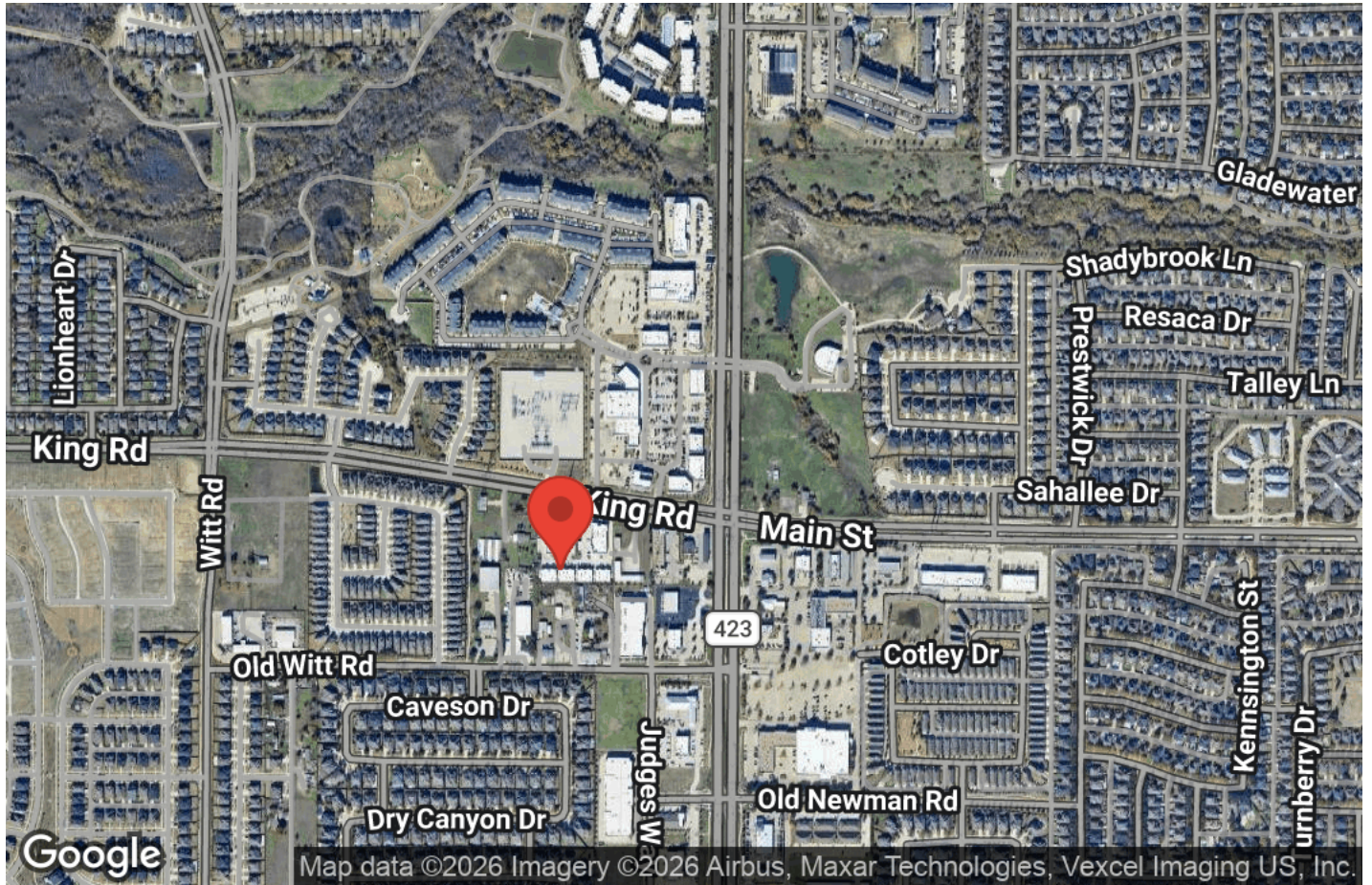
Property Photos



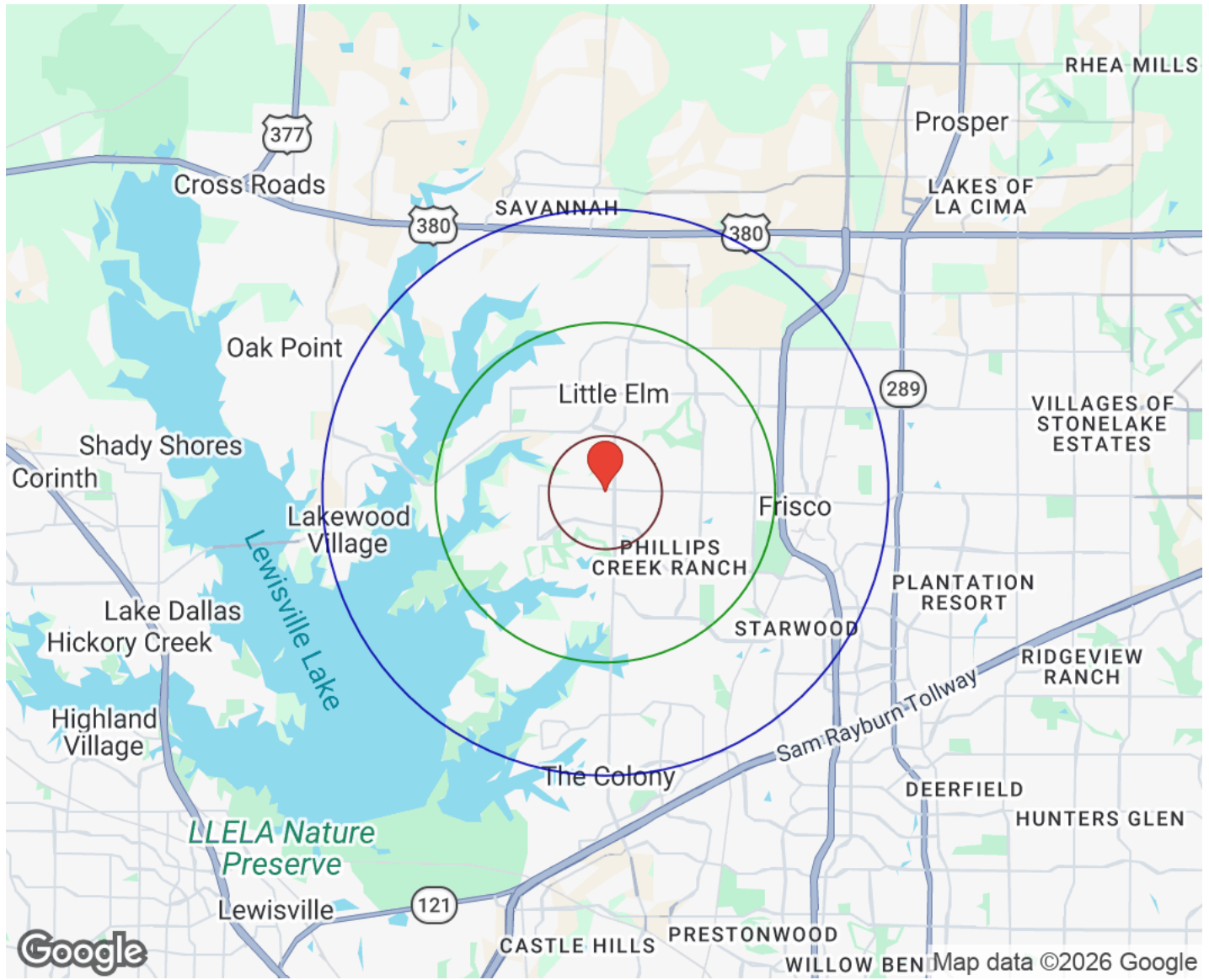
Property Photos



Location Maps



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	7,318	52,786	112,294
Female	7,893	55,633	117,262
Total Population	15,211	108,419	229,556

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,000	51,055	107,799
Black	1,801	13,617	31,403
Am In/AK Nat	21	184	436
Hawaiian	3	22	92
Hispanic	2,621	18,106	41,320
Asian	3,359	22,692	42,353
Multiracial	364	2,645	5,923
Other	41	87	230

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,913	39,339	87,201
Occupied	5,655	37,692	83,460
Owner Occupied	3,825	27,907	56,847
Renter Occupied	1,830	9,785	26,613
Vacant	258	1,647	3,741

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,972	22,768	46,883
Ages 15 - 24	1,620	12,609	27,142
Ages 25 - 54	6,749	51,034	108,365
Ages 55 - 64	1,424	9,683	22,463
Ages 65+	2,447	12,325	24,702

Income	1 Mile	3 Miles	5 Miles
Median	\$143,813	\$156,268	\$143,275
Under \$15k	131	891	2,516
\$15k - \$25k	94	607	1,273
\$25k - \$35k	182	865	2,011
\$35k - \$50k	262	1,453	3,108
\$50k - \$75k	555	3,354	8,802
\$75k - \$100k	696	3,938	9,091
\$100k - \$150k	1,005	7,062	17,161
\$150k - \$200k	691	5,393	11,982
Over \$200k	2,038	14,130	27,517

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Information About Brokerage Services



2-10-2025



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date

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